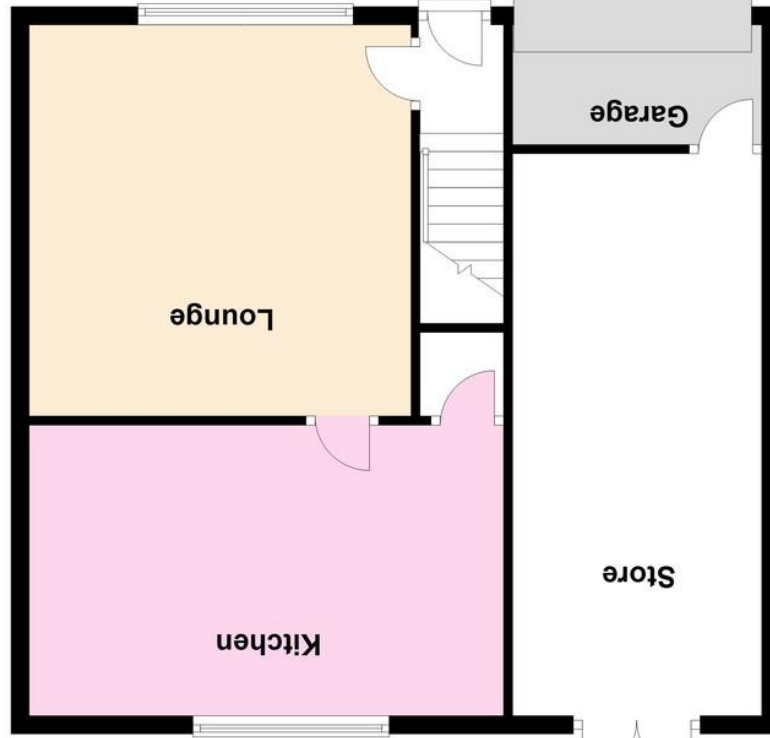
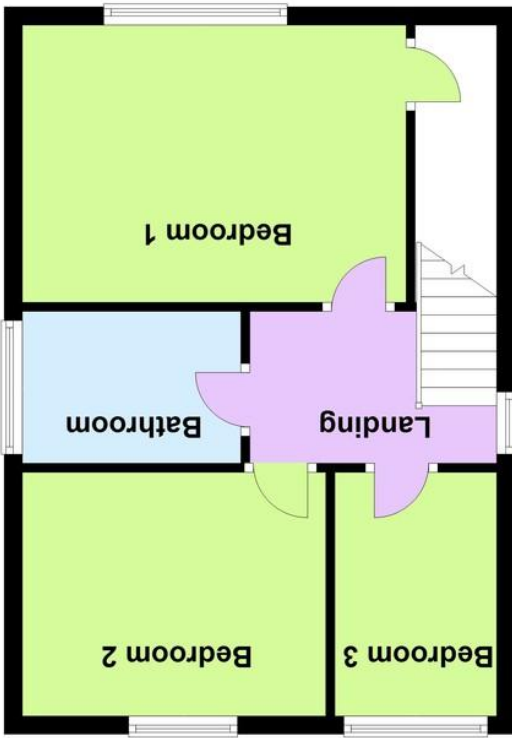
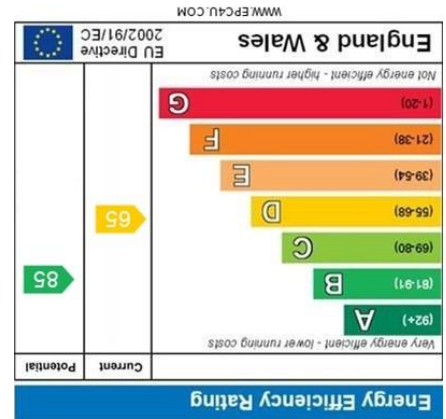


Total area: approx. 1093.1 sq. feet  
 NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.



Tamworth | 01827 68444 (option 1)



- THREE BEDROOMS
- LINK DETACHED
- DRIVEWAY
- GARAGE
- KITCHEN DINER
- SPACIOUS LOUNGE

Briar, Amington, Tamworth, B77 4DZ

£240,000





## Property Description

A three bedroom link detached family home set in a quiet cul de sac location in Amington.

Approach the property via the driveway and front door into:-

HALLWAY Having stairs leading to the first floor and door into:-

SPACIOUS LOUNGE 13' 11" x 10' (4.24m x 3.05m) Feature fireplace and central heating radiator.

KITCHEN DINER 9' 9" x 14' 4" (2.97m x 4.37m) With door leading to store room, under stairs storage cupboards, base units with work surfaces, two double glazed windows to rear, central heating boiler.

GARAGE/STORE 7' 9" x 19' 7" (2.36m x 5.97m) With power and lighting and double glazed double doors leading to the garden and central heating radiator, door to front leading to garage store.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

STORE 4' 9" x 7' 9" (1.45m x 2.36m) With up and over door.

FIRST FLOOR LANDING Having double glazed window to side.

BEDROOM THREE 8' 11" x 5' 7" (2.72m x 1.7m) With double glazed window to rear and central heating radiator.

BEDROOM TWO 8' 6" x 8' 9" (2.59m x 2.67m) With double glazed window to rear and central heating radiator

BEDROOM ONE 8' 7" x 12' 4" (2.62m x 3.76m) With two double glazed windows to front, storage cupboard and central heating radiator.

BATHROOM Low level wc, pedestal wash hand basin, panelled bath with shower attachment over, tiled walls and double glazed window to side.



REAR GARDEN Having paved patio and lawned area, enclosed by fencing.

Council Tax Band C - Tamworth Borough Council

FIXTURES AND FITTINGS as per sales particulars.

### TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

